161.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,300 / 698,300
					USE VALUE:	698,300 / 698,300
					ASSESSED:	698,300 / 698,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEN CHENGCAI
Owner 2:	ZHENG YUN
Owner 3:	
Street 1:	144 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRICE LISA P -
Owner 2:	LYNN SPENCER -
Street 1:	194 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,525 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3525.000	326,800	3,500	368,000	698,300
Total Card	0.081	326,800	3,500	368,000	698,300
Total Parcel	0.081	326,800	3,500	368,000	698,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.94 | /Parcel: 547.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107342

GIS Ref

GIS Ref

Insp Date 05/30/18

Parcel ID 161.0-0002-0003.0

!12580!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,700	3500	3,525.	368,000	698,200	698,200	Year End Roll	12/18/2019
2019	101	FV	271,300	3500	3,525.	368,000	642,800	642,800	Year End Roll	1/3/2019
2018	101	FV	270,800	3500	3,525.	326,000	600,300	600,300	Year End Roll	12/20/2017
2017	101	FV	270,800	3500	3,525.	273,400	547,700	547,700	Year End Roll	1/3/2017
2016	101	FV	270,800	3500	3,525.	273,400	547,700	547,700	Year End	1/4/2016
2015	101	FV	260,000	3500	3,525.	236,600	500,100	500,100	Year End Roll	12/11/2014
2014	101	FV	260,000	3500	3,525.	228,700	492,200	492,200	Year End Roll	12/16/2013
2013	101	FV	260,000	3500	3,525.	217,700	481,200	481,200		12/13/2012

PRINT

Date	Time
12/11/20	02:39:20

LAST REV

Date	Time
06/25/18	15:09:46
apro	
12580	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRICE LISA P,	69818-417		8/23/2017		629,000	No	No		
COLANERI PAUL	45946-116		8/25/2005	Estate/Div	470,000	No	No		
SICKLES LOUISE	44967-571		4/8/2005	Family	360,000	No	No		
PAULEKAS BENJAM	44446-28		1/10/2005	Family	1	No	No		
	11763-635		4/25/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2005	199	Re-Roof	2,000					
1/11/1999	19	Manual	1,800					PARTIAL REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS&NOTICE	BS	Barbara S
3/5/2018	SQ Returned	MM	Mary M
12/8/2005	MLS	MM	Mary M
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3525		Sq. Ft.	Site		0	70.	1.49	8									368,025						368,000	

Total AC/HA: 0.08092 | Total SF/SM: 3525 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 368,025 | Spl Credit | Total: 368,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	170.387
Other Features:	74698
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342552
Depreciation:	15757
Depreciated Total:	326795

COMMENTS

SHARED GAR EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

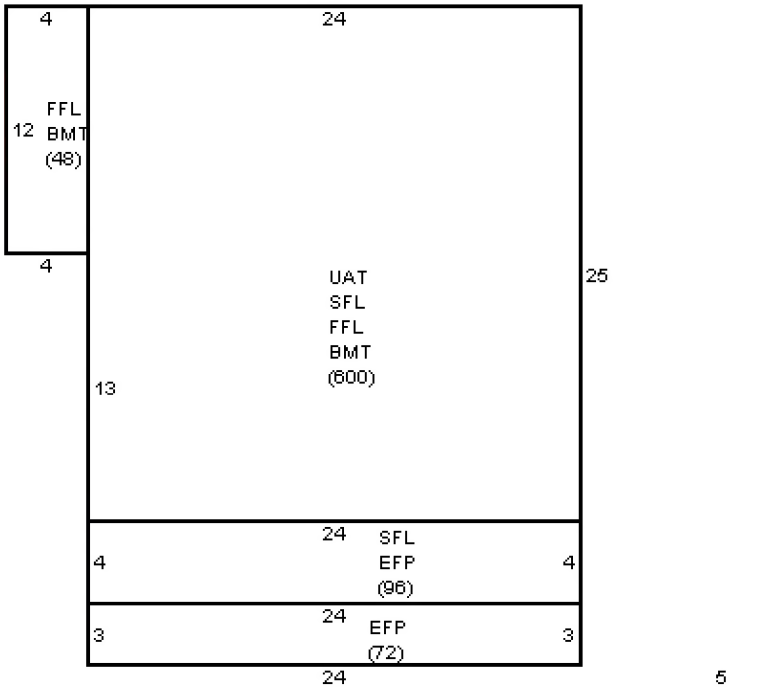
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.39
Special Features:	0	Val/Su Net:	145.89
Final Total:	326800	Val/Su SzAd	256.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	51.120	33,123
FFL	First Floor	648	170.390	110,411
SFL	Second Floor	626	170.390	106,730
EFP	Enclos Porch	168	43.850	7,367
UAT	Upper Attic	150	68.150	10,223
	Net Sketched Area:	2,240	Total:	267,854
Size Ad	1274.3999	Gross Are	2760	FinArea 1274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	10X19	A	AV	1925	30.97	T	40	101			3,500			3,500
2	Frame Shed	D	Y	1	6X4	D	DL	1970	0.00	T	88.2	101						

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500